

Housing challenges & opportunities in the post-COVID environment

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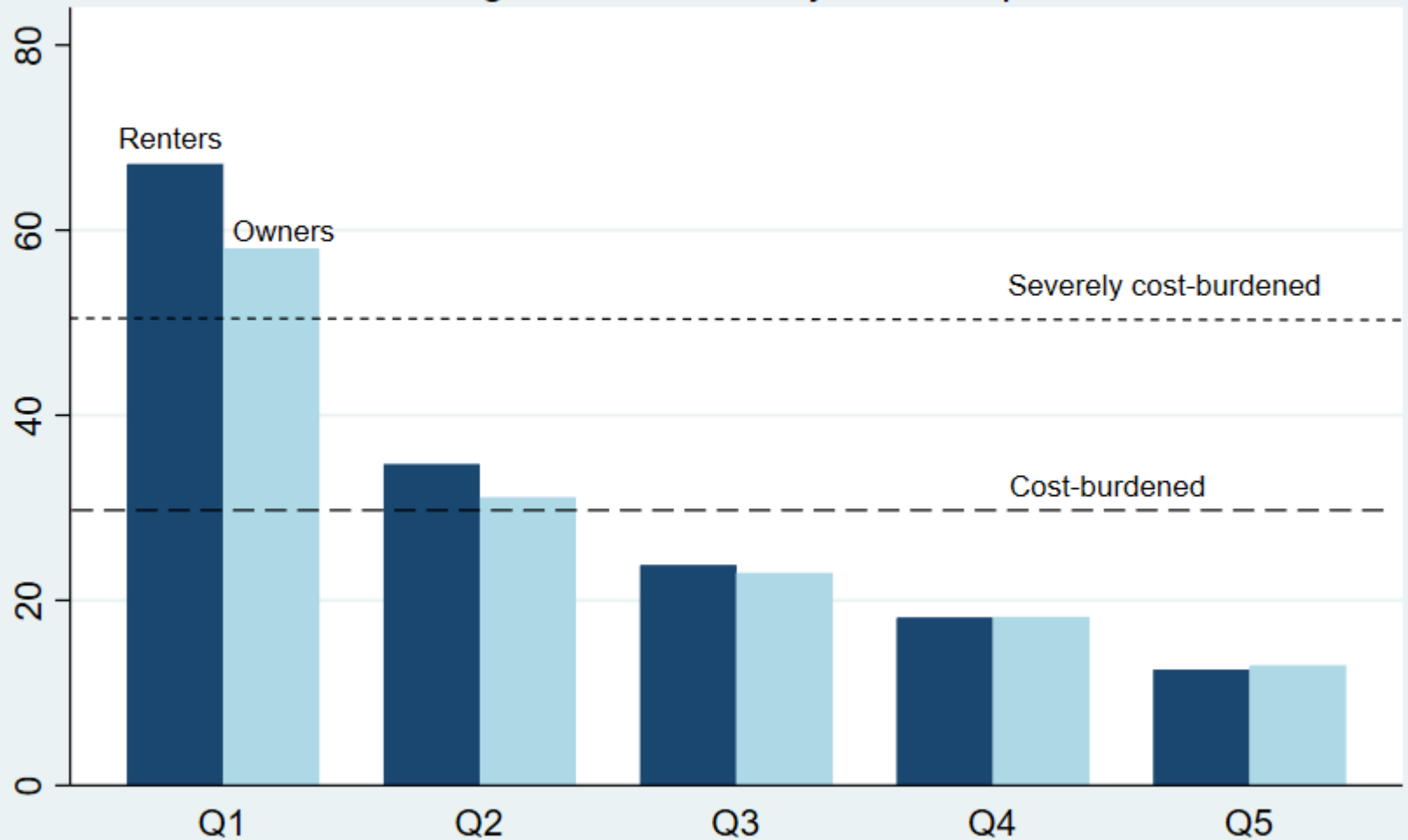
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Presentation outline

- Pre-COVID housing challenges
 - Affordability, location, quality, & climate exposure
- Uncertainties in the COVID era
 - Housing implications of k-shaped recovery
 - Demand for cities, suburbs, & rural areas
- Federal, state, & local policy activity
 - Housing funds in recovery & infrastructure bills
 - State & local zoning reforms

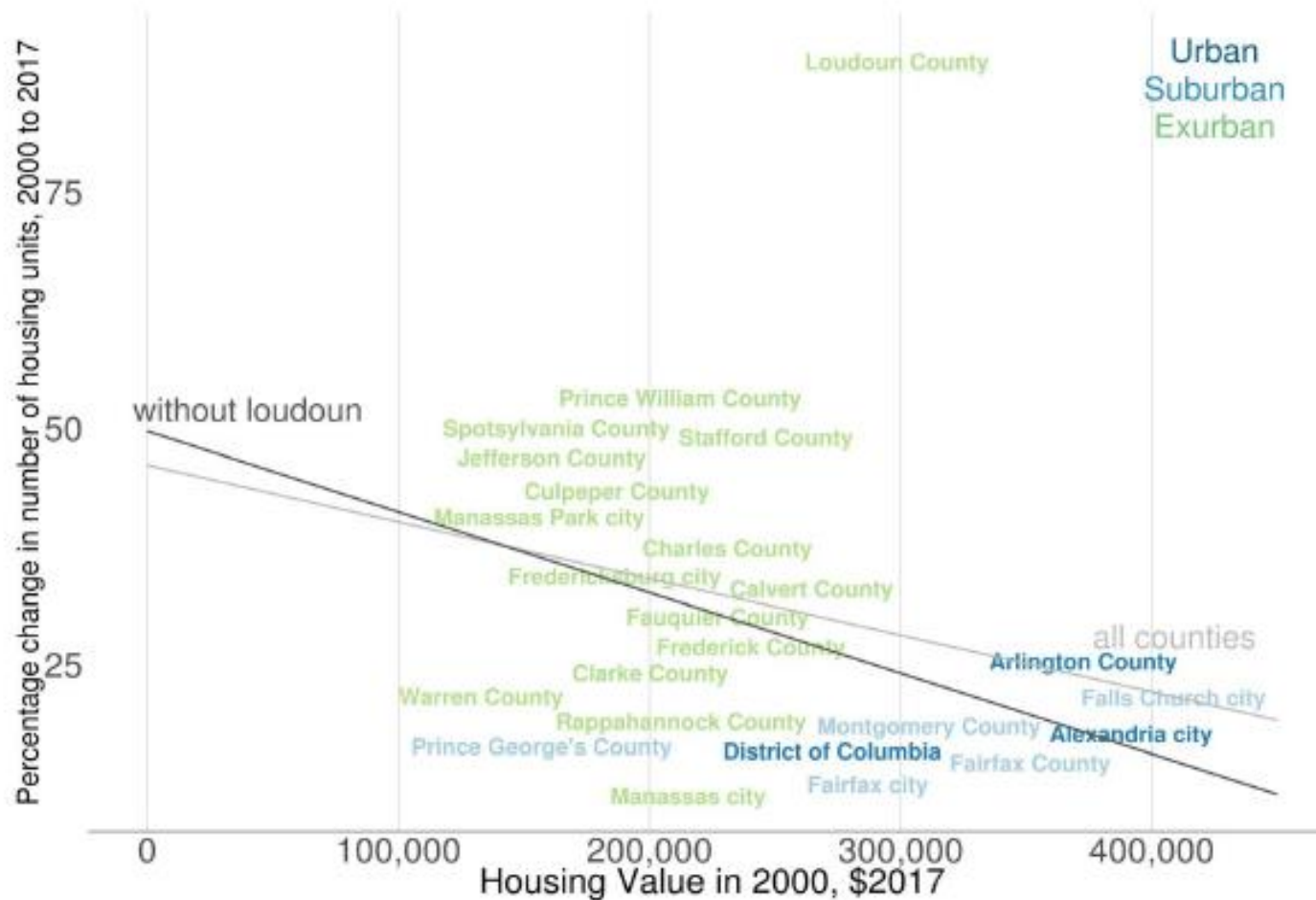
Low-income Virginians have higher cost burdens

Housing costs/income, by income quintile



Source: ACS 2014-2018

Figure 2: Most Housing Growth is Lower in Higher-Value Jurisdictions
County-level percent change in housing units 2000–2017 by median self-reported housing values in 2000 (2017\$).



Source: American Community Survey 2013–2017.

Barriers to housing affordability

- Local governments have made it hard to build moderately-priced housing.
 - [Zoning](#) limits land where townhouses, 2-4 family homes, and [apartments](#) can be built
 - Lengthy, complex, expensive [development process](#)
 - Discretionary approval process favors existing homeowners
 - But there are hopeful signs for zoning reform.
- Housing quality is a concern in both urban and rural areas
- Increasing exposure to climate risk

COVID-related uncertainties

- Low-income workers have suffered greatest job and income losses during pandemic
 - Nationally, 9 million renters have fallen behind
 - Average rent debt around \$5400/household
- Divergence of rental & owner-occupied markets
 - Prices are soaring & inventory low
 - Rents are down (high end) and up (low end)
- Will permanent work-from-home kill cities, while boosting smaller towns & rural areas?
 - Yes
 - No

Current policy challenges

- Pandemic interventions & economic recovery
 - Additional financial support to households
 - State & local rent relief programs
 - Extension of CDC eviction moratorium
 - Housing/zoning components of infrastructure package
- State & local governments are moving on zoning reforms
 - [Minneapolis 2040](#), [Massachusetts TOD zoning](#)
 - VA: [Arlington](#) “Missing Middle” study, HB 2053 & 2054

Phase II Blacksburg Housing Survey

More at: <https://letstalkblacksburg.org/affordable-housing>

✓ Let's Get Started

What development types and amenities would you like to see in Blacksburg?

WELCOME

A Community Conversation on Housing

We need to think about how to creatively increase residential density in a way that maintains our small-town feel and provides more housing choice for a wider range of household incomes.

→ Next

This survey seeks your input on:

- 1) The amenities most important to you.
- 2) The types of non-student residential development that should be encouraged.
- 3) The tradeoffs we may need to make.
- 4) Click "Next" to begin.

Blacksb^{TOWN OF}urg
VIRGINIA

2

AMENITIES

3

HOUSING TYPES

4

TRADEOFFS

5

WRAP UP



✓

2

3

4

5

WELCOME

AMENITIES

HOUSING TYPES

TRADEOFFS

WRAP UP

Preferred Development Types

Which of the following housing types do you support for non-student households in Blacksburg?

Lower Density
○○○

Moderate Density
○○○

Higher Density
○○○

Click on each of the three boxes below and share your opinion. Then, click "Higher Density" above.

Duplex and Triplexes
○


Quadplex / Rowhouses
○

Low Rise Apartment Buildings
○

Quadplex / Rowhouses

Four or more attached units within one building, with separate entrances for each unit.

- Central or private parking lots, depending on development.
- Could include common and/or small private greenspace.
- Current price range \$200k- \$400k, average sales price \$292k, to rent \$1,300-\$2,500 monthly based on age and size.



Would you support this development type in Blacksburg for NON STUDENTS?

Strongly oppose

Somewhat oppose

Neutral

Somewhat support

Strongly support

🗨️

⬇️

🔗

Comments & questions welcome!

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